

**CITY OF CHICAGO ZONING BOARD OF APPEALS**  
**FRIDAY January 21, 2022**  
**VIRTUAL HEARING**

**THE CHAIRMAN HAS DETERMINED THAT AN IN-PERSON MEETING IS NOT PRACTICAL OR PRUDENT. ACCORDINGLY, ATTENDANCE AT THIS MEETING WILL NOT HAVE A PHYSICAL LOCATION AND WILL BE BY REMOTE MEANS ONLY. INSTRUCTIONS FOR HOW TO ACCESS THIS MEETING, PROVIDE WRITTEN COMMENT AND PARTICIPATE IN PUBLIC TESTIMONY ARE PROVIDED ON THE BOARD’S WEBSITE:**  
**[WWW.CHICAGO.GOV/ZBA](http://WWW.CHICAGO.GOV/ZBA)**.

Approval of the minutes from the December 17, 2021 regular meeting of the Zoning Board of Appeals (“Board”).

Approval of the agenda for January 21, 2022, regular meeting of the Board.

**9:00 A.M.**

**CONTINUANCE**

<b>400-21-S</b>	<b>ZONING DISTRICT: C2-1</b>	<b>WARD: 34</b>
<b>APPLICANT:</b>	Muhammed Abdallah	
<b>OWNER:</b>	Ibrahim Tlaib	
<b>PREMISES AFFECTED:</b>	12701 S. Halsted Street	
<b>SUBJECT:</b>	Application for a special use to establish a new gas station with a one-story, retail accessory building.	

<b>401-21-Z</b>	<b>ZONING DISTRICT: C2-1</b>	<b>WARD: 34</b>
<b>APPLICANT:</b>	Muhammad Abdallah	
<b>OWNER:</b>	Ibrahim Tlaib	
<b>PREMISES AFFECTED:</b>	12701 S. Halsted Street	
<b>SUBJECT:</b>	Application for a variation to reduce the minimum lot area for a gas station from the required 20,000 square feet to 13,284 square feet for a new gas station with a one-story accessory retail building.	

**REGULAR CALL**

<b>1-22-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 32</b>
<b>APPLICANT:</b>	Chrissy Collins Hair, PLLC	
<b>OWNER:</b>	Perducci, LLC	
<b>PREMISES AFFECTED:</b>	3035 W. Fullerton Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a hair salon / barber shop.	

<b>2-22-S</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 35</b>
<b>APPLICANT:</b>	Chrome Beauty Lounge	
<b>OWNER:</b>	Lawahez Allosh	
<b>PREMISES AFFECTED:</b>	3304 W. Fullerton Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a nail salon.	
<b>3-22-S</b>	<b>ZONING DISTRICT: B3-3</b>	<b>WARD: 32</b>
<b>APPLICANT:</b>	Vandross Hair Design North Milwaukee, LLC	
<b>OWNER:</b>	1879 N. Milwaukee, LLC	
<b>PREMISES AFFECTED:</b>	1879 N. Milwaukee Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a hair salon.	
<b>4-22-S</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 15</b>
<b>APPLICANT:</b>	Shanae L. Joseph, Momentum Glam & Beauty Salon, Inc.	
<b>OWNER:</b>	Joseph Properties, LLC	
<b>PREMISES AFFECTED:</b>	1710 W. 48th Street	
<b>SUBJECT:</b>	Application for a special use to establish a hair salon.	
<b>5-22-S</b>	<b>ZONING DISTRICT: B1-3</b>	<b>WARD: 44</b>
<b>APPLICANT:</b>	Menesty's LLC	
<b>OWNER:</b>	3235 N. Ashland, LLC	
<b>PREMISES AFFECTED:</b>	3235 N. Ashland Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a barber shop / hair salon.	
<b>6-22-S</b>	<b>ZONING DISTRICT: B3-5</b>	<b>WARD: 27</b>
<b>APPLICANT:</b>	Menesty's, LLC	
<b>OWNER:</b>	1444 North Wells Street, LLC	
<b>PREMISES AFFECTED:</b>	1444 N. Wells Street	
<b>SUBJECT:</b>	Application for a special use to establish a barber shop / hair salon.	
<b>7-22-S</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 10</b>
<b>APPLICANT:</b>	Blade Work Studio, LLC	
<b>OWNER:</b>	Jose Salinas	
<b>PREMISES AFFECTED:</b>	10411 S. Ewing Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a barber shop.	
<b>8-22-S</b>	<b>ZONING DISTRICT: B3-3</b>	<b>WARD: 3</b>
<b>APPLICANT:</b>	McBrearty Construction Company	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	334-38 E. Pershing Rd. / 3851-57 S. Calumet Ave. / 3844-58 S. Dr. Martin Luther King Jr. Dr.	
<b>SUBJECT:</b>	Application for a special use to establish residential use below the second floor for a proposed three-story, three building, fifteen dwelling unit townhome development.	

<b>9-22-Z</b>	<b>ZONING DISTRICT: B3-3</b>	<b>WARD: 3</b>
<b>APPLICANT:</b>	McBrearty Construction Company	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	334-38 E. Pershing Rd. / 3851-57 S. Calumet Ave. / 3844-58 S. Dr. Martin Luther King Jr. Dr.	
<b>SUBJECT:</b>	Application for a variation to relocate a portion of the required 175 square feet of private rear yard area per unit to be located on balconies for ten of the fifteen townhome units for the proposed three-story, three building townhome development with fifteen units.	
 <b>10-22-S</b>	 <b>ZONING DISTRICT: C2-1</b>	 <b>WARD: 37</b>
<b>APPLICANT:</b>	Grand Gas Mart, Inc.	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	4755 W. Grand Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a gas station and accessory retail convenience store.	
 <b>11-22-S</b>	 <b>ZONING DISTRICT: B3-2</b>	 <b>WARD: 8</b>
<b>APPLICANT:</b>	Stony Fuel Mart, Inc.	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	9155 S. Stony Island Avenue	
<b>SUBJECT:</b>	Application for a special use to expand an existing gas station building from 1,019 square feet to 1,632 square feet which is 60% increase in floor area.	
 <b>12-22-S</b>	 <b>ZONING DISTRICT: C1-1 / C2-1</b>	 <b>WARD: 20</b>
<b>APPLICANT:</b>	Dee Fuel, Inc.	
<b>OWNER:</b>	Shehda Abu-Khalil	
<b>PREMISES AFFECTED:</b>	5843 S. Wentworth Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a gas station with an accessory one-story retail convenience store.	
 <b>13-22-S</b>	 <b>ZONING DISTRICT: C1-1</b>	 <b>WARD: 37</b>
<b>APPLICANT:</b>	JBP Food Mart	
<b>OWNER:</b>	Methal Fakhoury	
<b>PREMISES AFFECTED:</b>	1150 N. Cicero Avenue	
<b>SUBJECT:</b>	Application for a special use to expand an existing one-story gas station with accessory car wash use building for a new accessory convenience store and limited restaurant use.	
 <b>14-22-S</b>	 <b>ZONING DISTRICT: B3-2</b>	 <b>WARD: 43</b>
<b>APPLICANT:</b>	Eminere Hair, LLC dba Eminere Hair Extensions & Salon	
<b>OWNER:</b>	Alverna Group, LLC	
<b>PREMISES AFFECTED:</b>	2618 N. Halsted Street	
<b>SUBJECT:</b>	Application for a special use to establish a hair salon.	

<b>15-22-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 5</b>
<b>APPLICANT:</b>	Stephen D. Small	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	5806 S. Blackstone Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 44.56' to 0.99', south side setback from 4' to 3' (north to be 4.65'), combined side yard setback from 10' to 7.65' for a proposed rear, three-story addition with ground floor one-car garage, rear two-story addition with rooftop stairway and elevator penthouse above the existing attached two-car garage and a new roof deck.	
 <b>16-22-Z</b>	 <b>ZONING DISTRICT: RS-3</b>	 <b>WARD: 5</b>
<b>APPLICANT:</b>	Stephen D. Small	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	5806 S. Blackstone Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear yard open space from the required 487 square feet to zero for a proposed rear three-story rear addition with ground floor one-car garage, a rear two-story addition with rooftop stairway and elevator penthouse above the existing attached two-car garage and a new roof deck.	
 <b>17-22-Z</b>	 <b>ZONING DISTRICT: RT-4</b>	 <b>WARD: 43</b>
<b>APPLICANT:</b>	Howard Kaplan and Sara Grady	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2134 N. Clifton Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the north side setback from the required 5' to 0.7' (south to be 2.68'), combined side yard setback to be 3.38' for a proposed one-story rear addition with roof deck to the existing two-story, single-family residence.	
 <b>18-22-Z</b>	 <b>ZONING DISTRICT: RT-3.5</b>	 <b>WARD: 35</b>
<b>APPLICANT:</b>	Myles O'Kelly	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	3137 N. Spaulding Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 34.44' to 22.16' for a proposed rear deck with a height of 5.92' for the existing two-story, single-family residence.	
 <b>19-22-Z</b>	 <b>ZONING DISTRICT: RT-3.5</b>	 <b>WARD: 35</b>
<b>APPLICANT:</b>	Myles O' Kelly	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	3137 N. Spaulding Avenue	
<b>SUBJECT:</b>	Application for a variation to relocate the required 354 square feet of rear yard open to a garage roof top deck for a proposed rear deck which is 5.92' in height for the existing two-story, single-family residence.	

<b>20-22-Z</b>	<b>ZONING DISTRICT: RM-5</b>	<b>WARD: 3</b>
<b>APPLICANT:</b>	Eagle OZB I , LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	4105 S. Prairie Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the required parking spaces from three to two for a proposed three-story, three dwelling unit building with a detached garage.	
<b>21-22-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 50</b>
<b>APPLICANT:</b>	EVT IL 22, LLC	
<b>OWNER:</b>	Devon Lincoln Properties, LLC	
<b>PREMISES AFFECTED:</b>	3451 W. Devon	
<b>SUBJECT:</b>	Application for a special use to establish a drive-through facility for a proposed restaurant/cafe.	
<b>22-22-S</b>	<b>ZONING DISTRICT: M1-2</b>	<b>WARD: 41</b>
<b>APPLICANT:</b>	Chicago Barbell Compound, LLD dba Chicago Barbell Compound	
<b>OWNER:</b>	Highland Avondale Properties	
<b>PREMISES AFFECTED:</b>	6325 N. Avondale, Suite 110	
<b>SUBJECT:</b>	Application for a special use to establish a 7,000 square foot sports and recreation, participant space within an existing two-story building.	
<b>23-22-S</b>	<b>ZONING DISTRICT: M1-2</b>	<b>WARD: 41</b>
<b>APPLICANT:</b>	Crossfit PR, LLC	
<b>OWNER:</b>	Highland Avondale Properties	
<b>PREMISES AFFECTED:</b>	6325 N. Avondale Avenue, Ste 122	
<b>SUBJECT:</b>	Application for a special use to establish a 6,500 square foot sports and recreation participant space within an existing two-story building.	
<b>24-22-Z</b>	<b>ZONING DISTRICT: RM-4.5</b>	<b>WARD: 11</b>
<b>APPLICANT:</b>	Oi Pua	
<b>OWNER:</b>	Teh Chan	
<b>PREMISES AFFECTED:</b>	2015 S. Ruble Street	
<b>SUBJECT:</b>	Application for a variation to reduce the front setback from the required 7' to 4' for a proposed three-story, three dwelling unit building.	
<b>25-22-Z</b>	<b>ZONING DISTRICT: RM-4.5</b>	<b>WARD: 11</b>
<b>APPLICANT:</b>	Oi Pua	
<b>OWNER:</b>	Teh Chan	
<b>PREMISES AFFECTED:</b>	2015 S. Ruble Street	
<b>SUBJECT:</b>	Application for a variation to reduce the rear yard open space from the required 156 square feet to zero for a proposed three-story, three dwelling unit building.	

<b>26-22-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 32</b>
<b>APPLICANT:</b>	Tim McLoughlin	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2159 N. Claremont Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 30' to 22', north side setback from 2' to zero (south to be 3'), combined yard setback from 4.6' to 3' for a proposed three-story, two dwelling unit building with rear open deck and stair and detached two-car garage with roof deck accessed from a landing of the rear stairs.	
 <b>27-22-S</b>	 <b>ZONING DISTRICT: B3-2</b>	 <b>WARD: 2</b>
<b>APPLICANT:</b>	John O' Flaherty	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2142 W. Division Street	
<b>SUBJECT:</b>	Application for a special use to establish nail salon.	
 <b>28-22-S</b>	 <b>ZONING DISTRICT: B3-1</b>	 <b>WARD: 19</b>
<b>APPLICANT:</b>	Vincent Barraco	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2105-25 W. 95th Street	
<b>SUBJECT:</b>	Application for a special use to establish a dwelling unit below the second floor for a new second story addition to the existing two story with basement banquet hall and general restaurant use building.	
 <b>29-22-Z</b>	 <b>ZONING DISTRICT: B3-1</b>	 <b>WARD: 19</b>
<b>APPLICANT:</b>	Vincent Barraco	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2105-25 W. 95th Street	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 30' to 0.1' for the conversion of a portion of an existing banquet hall use into a single dwelling unit located on the ground floor and in a new second story addition to the existing two-story banquet hall and general restaurant building.	
 <b>30-22-Z</b>	 <b>ZONING DISTRICT: B3-1</b>	 <b>WARD: 19</b>
<b>APPLICANT:</b>	Vincent Barraco	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2105-25 W. 95th Street	
<b>SUBJECT:</b>	Application for a variation to reduce the required on-site accessory parking from twenty-five spaces to twenty-two spaces to allow the conversion of a portion of an existing banquet hall use into a single dwelling unit located on the ground floor and a new second story addition to an existing two-story banquet hall and general restaurant building.	

<b>31-22-S</b>	<b>ZONING DISTRICT: DX-5</b>	<b>WARD: 3</b>
<b>APPLICANT:</b>	Awaken Church Chicago	
<b>OWNER:</b>	1829 State, LLC	
<b>PREMISES AFFECTED:</b>	1829 S. State Street	
<b>SUBJECT:</b>	Application for a special use to establish a religious assembly.	
 <b>32-22-S</b>	 <b>ZONING DISTRICT: DX-5</b>	 <b>WARD: 25</b>
<b>APPLICANT:</b>	1010 W Madison Partners, LLC	
<b>OWNER:</b>	1010 W Madison Partners, LLC	
<b>PREMISES AFFECTED:</b>	1000-14 W. Madison Street / 2-10 N. Morgan Street	
<b>SUBJECT:</b>	Application for a special use to establish residential accessory uses on the ground floor of a proposed ten-story, twenty-five-unit residential building with a two-level parking garage (ground and second level).	
 <b>33-22-Z</b>	 <b>ZONING DISTRICT: B2-3</b>	 <b>WARD: 49</b>
<b>APPLICANT:</b>	MF/CHG II, LLC 1415 W. Morse, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1415 W. Morse Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback for floors containing dwelling units from 30' to 10' for a proposed five-story and one-story, sixteen dwelling unit addition to an existing four-story, fourteen dwelling, mixed use building with ground floor commercial use and nine parking spaces.	
 <b>34-22-S</b>	 <b>ZONING DISTRICT: B3-2</b>	 <b>WARD: 30</b>
<b>APPLICANT:</b>	3708 W Belmont, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	3714 W. Belmont Avenue	
<b>SUBJECT:</b>	Application for a special use to establish residential use below the second floor of the existing two-story, mixed-use building to covert two commercial units to two dwelling units on the ground floor for a total of eight dwelling units.	
 <b>35-22-Z</b>	 <b>ZONING DISTRICT: B3-2</b>	 <b>WARD: 30</b>
<b>APPLICANT:</b>	3708 W Belmont, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	3714 W. Belmont Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the required minimum lot area from the required 8,000 square feet to 7,207.65 square feet to convert an existing six dwelling unit building to an eight-dwelling unit building in the existing two-story, mixed-use building.	
 <b>36-22-S</b>	 <b>ZONING DISTRICT: B3-2</b>	 <b>WARD: 45</b>
<b>APPLICANT:</b>	The Glamourie Chicago, LLC	
<b>OWNER:</b>	Edward Seward, III	
<b>PREMISES AFFECTED:</b>	4754 N. Milwaukee Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a hair and nail salon.	

<b>37-22-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 45</b>
<b>APPLICANT:</b>	The Glamourie Chicago, LLC	
<b>OWNER:</b>	Edward Seward, III	
<b>PREMISES AFFECTED:</b>	4754 N. Milwaukee Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a body art / microblading service.	

### **CONTINUANCES**

<b>367-21-S</b>	<b>ZONING DISTRICT: B1-1</b>	<b>WARD: 30</b>
<b>APPLICANT:</b>	Starbucks Corporation	
<b>OWNER:</b>	GW Addison Long, LLC	
<b>PREMISES AFFECTED:</b>	3557 N. Long Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a single lane drive-through to serve a proposed one-story fast-food restaurant.	

<b>418-21-S</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 45</b>
<b>APPLICANT:</b>	Thaibinh Nguyen Hernandez dba Beauty Bladed Company	
<b>OWNER:</b>	Thaibinh Hernandez, Dong Nguyen, Ricardo Do, William Do	
<b>PREMISES AFFECTED:</b>	4360 N. Milwaukee, Unit 1	
<b>SUBJECT:</b>	Application for a special use to establish a permanent make-up and body art tattoo facility.	

<b>476-21-S</b>	<b>ZONING DISTRICT: B1-1</b>	<b>WARD: 34</b>
<b>APPLICANT:</b>	Prentice Place	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	10714 S. Wentworth Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a transitional residence for eight male clients in an existing two-story building.	

<b>485-21-Z</b>	<b>ZONING DISTRICT: RM-5</b>	<b>WARD: 43</b>
<b>APPLICANT:</b>	Carolina Lapekas	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1952 N. Bissell Street	
<b>SUBJECT:</b>	Application for a variation to reduce the south side setback from the required 2' to 1.25' (north to be 2.1'), combined side yard setback from 4.8' to 3.35' for the proposed conversion of a two-story front addition to an existing two-story, single-family residence to be converted to a two dwelling unit building.	

<b>486-21-Z</b>	<b>ZONING DISTRICT: RM-5</b>	<b>WARD: 43</b>
<b>APPLICANT:</b>	Carolina Lapekas	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1952 N. Bissell Street	
<b>SUBJECT:</b>	Application for a variation to reduce the rear yard open space from the required 75.6 square feet to zero for a proposed two-story front addition to an existing two-story single-family residence to be converted to a two dwelling unit building.	



Approval of the destruction of the verbatim record for all closed meetings of the Board through July 17, 2020.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 398-21-Z, 404-21-Z, 445-21-S, 449-21-Z, 450-21-Z, 403-21-Z, 467-21-S, 468-21-S, 469-21-Z, 482-21-Z, 483-21-Z and 395-21-Z.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its December 17, 2021 regular meeting.

Adjournment.